

150.185 SITE PLAN REVIEW.

- (A) In order to ensure conformity with the provisions of this Ordinance and compatibility with adjacent development prior to construction, a site plan review procedure is hereby established. Projects that involve the construction of a new building or structure or an addition to an existing building or structure require site plan review and approval. Site plan review may also be required in order to ensure compliance with any other provisions of this Ordinance at the discretion of the Zoning Administrator. When a site plan review is required, site plan approval by the Zoning Administrator must be granted prior to the issuance of a construction permit or certificate of occupancy. A project which requires site plan review shall be accompanied by a site plan drawn to scale, and supporting documents that contain the following information:
- (1) Location of the property;
 - (2) Actual dimensions of the lot;
 - (3) Location and exact size of the building or structure to be erected, converted, enlarged, or structurally altered;
 - (4) Distance from proposed buildings or structures to each lot line;
 - (5) Existing and intended use of each building or part thereof;
 - (6) Location of all existing buildings and structures;
 - (7) Location of each parking space, loading space, access way and curb cut;
 - (8) Location of trash disposal areas and screening for such areas;
 - (9) Landscaping plan for the development;
 - (10) Lighting plan for parking areas;
 - (11) Location of principal signage along with conceptual designs;
 - (12) Other such information as may be necessary to determine and provide for the enforcement of this Ordinance.
- (B) The submitted site plan shall be reviewed by the Zoning Administrator to determine the following:
- (1) That the proposed building or structure is either entirely occupied by a conforming use; or that if the structure is occupied wholly or partly by a

nonconforming use, that such nonconforming use is allowed under and complies with the regulations of Article XI;

- (2) That the proposed building or structure complies with the applicable height, area, yard, parking and landscaping regulations as required by this Ordinance;
 - (3) That the proposed building or structure complies with all other applicable standards as required by this Ordinance.
- (C) Upon a determination that all the requirements above are met or not met, the Zoning Administrator shall approve or disapprove the site plan.